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## HOUSING NEED — An Annotated Bibliography

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## HOUSING NEED -- AN ANNOTATED BIBLIOGRAPHY

by

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This bibliography was prepared as the first stage of a study of Housing Need undertaken as part of a research program carried out at the University of Waterloo and sponsored by the Central Mortgage and Housing Corporation. It was compiled by Dr. Adepoju Onibokun, Mr. Ajit S. Atwal, and Professor George Rich of the Department of Urban and Regional Planning, University of Waterloo.

Section 1 consists of annotated references to publications dealing with housing need and related topics. Section 2 lists books and periodicals dealing with housing generally.

It was considered that the results of this search would be of use to others interested in housing.

SECTION ONE - Annotated References

Angel, Jerome, et. al. Housing Needs and Preferences among Senior Citizens. Vancouver, B. C.: M. S. W. Thesis University of B. C., 1957.

"An exploratory survey of married and single pensioners living in various types of accommodation, West Vancouver, 1956-1957".

Block, Alexander. Estimating Housing Needs. London: Architectural Press, 1946.

A theoretical study of housing needs carried out in post-war Britain. Block based his calculations on the assumption that the population of Great Britain would in the future be either stationary or declining. In estimating housing needs he used a simple household index which was based on the ratio of households to total population. Acknowledging the limitation of his method he recommended the use of "head-ship rates" "based on the distribution of the adult population and their analysis according to age, sex and marital status as recorded in the past and as estimated for the future".

Headship rate was also used by later researchers such as J. B. Cullingworth and L. Needleman.

The purpose of this study was to find out the number of houses needed in London and the types of dwellings required. Block states, "Housing needs which will vary according to the number, age, sex, marital status of the people, and their social status. In other words when considering the living, working and sleeping aspects in accordance with which dwellings should be designed the type of perspective inhabitants must be taken into account". (page 6).

Estimates were based on the numbers and size of present and future families.

Social variables such as the need for privacy and the type of household are considered. Households are divided into:

1. Family households ) Private Families
2. One-person households)
3. Institutional households or non private families according to the number in each institution, the age, sex and marital conditions of the residents of the institution and the number of temporary and permanent visitors in each households.

In preparing the estimates of housing need allowances made for existing houses that were unfit for habitation come up, vacancy rate was also considered.

In summary, housing needs are the total of all households plus a vacancy rate set against existing dwellings, allowance being made for the current rate replacement of dwellings.

Brian, J. L. Berry and Robert A. Murdie. Socio-Economic Correlates of Housing Conditions. Urban Renewal Study of the Metropolitan Toronto Planning Board, August, 1965.

Purpose: Study aims at the classification of the various parts of the Metro. Toronto Planning Area according to need for renewal treatment.

Approach: Work was undertaken into two phases: I - based on published census data. Seventy-five variables relating to social and economic characteristics and to housing conditions and quality were selected for analysis. II - phase second include the use of unpublished census data obtained on computer tapes for the study area from D.B.S. Under this phase 46 variables relating to household characteristics were selected taking the enumeration area as a unit.

In both the phases multivariate statistical techniques known as factor analysis was used. Many of them were reduced to a few independent underlying dimensions called factors which were responsible for correlations among the census variables.

#### Summary of Findings

##### Phase I

- (i) low value housing is correlated with low levels of education, labouring occupations, many lodgers, many persons per household and per room (i.e. overcrowding) and large number of immigrants. Low economic achievement is independent of poor housing conditions in the Study Area.
- (ii) lack of household amenities are related with the high percentage of single people, females employed in service occupations, and low income.
- (iii) mapping of household characteristics shows that the older sections of Toronto do have a deficiency of basic household amenities.

## Phase II

- (i) Family structure is associated with single attached housing in which people live at high densities. Need for minor structural repair, lack of car ownership, slow value homes are to a lesser extent related to this factor (family structure).
- (ii) Lack of household amenities such as are related to pre-1920 construction, little car ownership, and the lower end of the rental scale and predominance of rooming houses.
- (iii) Factor 7 is associated with a lack of household amenities such as furnace, hot and cold water and a bath. Further related to this factor are variables measuring low house value and the need major structural repairs.

The results of these analyses were transferred on maps indexing housing quality and conditions and the social and economic factors which are associated with residential deterioration. The map with this report gives such a classification. (It is interesting to compare this study with published Urban Renewal reports for Metropolitan Toronto).

Canada, Advisory Committee on Reconstruction. Housing or Community Planning, Report of the Committee, Vol. 4, final Report of the Sub Committee, Ottawa, Ontario: King's Printer, 1944.

"An examination of Canada's expected housing shortage, the causes behind it and the minimum requirements necessary to remedy it. A long-range housing programme for Canadian growth, and its co-ordination with rural, regional and urban planning".

Canada, Dominion Bureau of Statistics. Statistics on New Residential Construction.

Contains data on housing construction projected till 1960. Note: A useful source of data for housing need studies in Canada.

Canada, Dominion Bureau of Statistics. Household Facilities and Equipment, May 1960.

Contains data on Housing Characteristics, e.g. dwellings in need of repair, new construction requirements, household characteristics. Note: This is a good source of data for housing study.



Canada. Royal Commission on Dominion-Provincial Relation - Housing. A study prepared by A. E. Crerar, Ottawa, 1939.

The study is based on estimates of residential accommodation using households as the basis for determining housing needs, i.e. Annual household formation is balanced with annual housing construction to determine the deficit.

Estimate of housing need is based on population growth, immigration and building construction rate.

Canada, Royal Commission on Canada's Economic Prospects. Housing and Social Capital. A Study prepared by Yves Dube, J. E. Howes and D. L. McQueen, Ottawa: The Queen's Printer, 1957.

Calculation of dwelling needs based on number of families. Number of families "doubled up" indicates the number of houses that need to be constructed. This implies that each family must live in a single dwelling, e.g. in 1931 it was estimated that 163,000 families doubled up with other families while in 1939 188,000 families doubled up with other families. The figure rose to 311,000 in 1945 and 350,000 in 1955 and it is forecasted that it would rise to 600,000 in 1980.

Capital Regional Planning Board of British Columbia Senior Citizens Housing in the Capital Region, Victoria, B. C. 1962.

Estimates the number of units required for senior citizens housing and contains general recommendations on location of the houses.

Carver, Humphrey. Houses for Canadians: A Study of Housing Problems in the Toronto Area, Toronto, Ontario: University of Toronto Press, 1948.

"A Study which arose out of post-war housing problems in Toronto as well as throughout Canada. Main body of the statistical material has been derived from the Greater Toronto Area, but the general principles and conclusions are applicable to other metropolitan areas".

Central Mortgage and Housing Corporation - Housing and Urban Growth in Canada, CMHC to the Royal Commission on Canada's Economic Prospectus, 1956.

This brief presented to the Royal Commission on Canada's Economic Prospectus outlines the general nature of housing affairs in Canada with particular reference to the estimates for the next quarter of a century.

The main topics touched on are government participation in housing stock, the housing industry, investment in housing, diversity of housing, housing and community development and urban development.

The Stock of Housing: Population growth - number of families in Canada will increase by about 2,500,000 from 3.7 million to 6,250,000 over next 25 years, number of non-family households by 200,000 from 450,000 to 650,000 in the same period; increase of 2,750,000 families and non-family households from 4,150,000 to 6,900,000 from 1955 to 1980.

The following are the general conclusions:

- (1) Industrial growth and urban growth are inseparable. By 1980 the extent of cities will be more than doubled that in 1956.
- (2) No. of dwelling units in next 25 years will be about 3.4 million.
- (3) In future unprecedented demands upon the structure of local government will require very large investments to install the services on which human communities depend, particularly schools, traffic routes, sewer and waterplants. Regional approach to problems.
- (4) Housebuilding during the next twenty-five years will require mortgage credit of about \$20 billions, and will be based on owner's equity of about \$15 billion.
- (5) More competitive market due to increasing productivity of housing industry. Increasing proportion of new housing in metropolitan areas.
- (6) More households whose housing needs cannot be satisfied in the economic market--mainly large families, low income families and old people with low income.

- (7) Deterioration of existing housing stock, increasing need for redevelopment.
- (8) Growing economy of Canada, increasing population, industrial base more powerful in future. Need to give attention to civic character, the design of building and open spaces in future.
- (9) Need for government role in guiding the processes of growth to maintain the best interest of the local and national community. More cooperation of the Corporation and government is needed.

Coblentz, H. S. Halifax Region Housing Survey, A Planning and Housing Study of the Halifax and Dartmouth Metropolitan Area, May 1963.

This study was sponsored by CMHC, the Province of Nova Scotia and the City of Halifax, the Town of Dartmouth, and the Municipality of the County of Halifax. It deals with the following:

- 1) The extent to which housing need is exceeding supply in order to indicate the extent of the problem.
- 2) The amount of available housing which is substandard because of dilapidation, over-crowding, or other factors.
- 3) The areas within metropolitan Halifax which are suitable for housing development and those which should be developed for other purposes.

As a background to the Housing Study, the viability of existing political roles and the advantages of a Metropolitan Planning Authority for the region where planning problems transcend administrative divisions is examined. It is demonstrated that "such a Metropolitan Planning Authority is necessary in order that the services can be carried out more economically on an area basis". It is argued that a Metropolitan Planning Authority would insure that:

- a) Economies in public costs can be secured by contiguous settlement at predictable rates of growth.
- b) The planning assures an adequate supply of serviced land ready for housing development.
- c) Metropolitan planning facilitates the execution of redevelopment of public housing programs.

- d) The planning provides a factual basis for private and public decisions.

The methodology for the study was as follows:

- 1) All new subdivisions and areas of higher quality housing were identified and graded on maps, hence areas of marginal quality and extreme blight are identified for study.
- 2) The assessor's card was used as a source of information. It gives information on dwelling class and on the depreciation, this being used as an indication of conditions of buildings. The assessor's card also provides information on the number of dwelling units in each building, numbers of residents, dimension of rooms, lot size, toilet equipment, age, etc.
- 3) The information was recorded on McBee Key-sort punch cards in order to facilitate breakdown and analysis.
- 4) After analysis, the housing stock of the region was divided into 6 grades based on the scale formulated by the National Research Council in 1962.
- 5) The scale was used to measure the space deficiency by number of persons per dwelling of all single family dwellings in the area. "Minimum Scale" is the one used here as a factor for identifying dwelling units which would be eventually displaced.
- 6) A summary analysis of the structural quality of housing in the area was compiled.
- 7) A measure of housing need was then determined in terms of units of housing which were below the space standard required by the by-law of the area.

- 8) The population composition was analysed in order to determine overall need:
- |   |   |         |          |
|---|---|---------|----------|
| Population  | = | 183,946 |          |
| Households  | = | 42,367  |          |
| Families  | = | 40,319  |          |
| Total number of dwellings required = number of families |   |         | = 40,367 |
| Plus number of families not maintaining own household   |   |         | = 3,239  |
| Plus number of dwellings in need of major repairs       |   |         | = 2,661  |
| Total need  |   |         | = 46,219 |
| less number of households                               |   |         | = 42,367 |
| Total no. of dwellings required                         |   |         | = 3,952  |

- 9) Consideration was also given to: Mobile Homes  
Armed Services Housing  
Conversions & Demolition

Connor, L. R. Urban Housing in England and Wales. Reprint from the Journal of the Royal Statistical Society, Vol. XCIX, Part I, 1936.

The aim of this paper is to supply statistical material to serve as a basis for a discussion of housing reform. Part II of the paper deals with housing inspections and the collection and presentation of data obtained from inspections. Part III presents a number of topics considered to be of special statistical interest, for example:

- survey of working class houses
- an overcrowding scale for existing houses
- alternatives to Housing Act scales
- standards for rehousing
- central and local administration
- housing subsidies
- building costs for working class houses

#### Building Costs - Working-Class Houses.

Cost of building (C) comprises three items of approximately equal weight: Water (W), materials (M) and residuals (including overheads and builder's profit (R)). If other indices are given, residuals may be calculated from the formula:

$$R = 3C - (W \& M)$$

The set based on this calculation shows the movements of constituent items in relation to one another but not in relation to any kind of norm. This suggests the calculation of a parallel set based on the formula:

$$R^1 = 3C^1 - (W^1 + M^1)$$

Upon the assumption that the movements of the respective items had followed those of industry in general, the variables  $W^1$  and  $M^1$  may be immediately identified with indices of general wages and general prices of industrial materials. In the absence of definite information as to  $R^1$  the most plausible assumption is to identify it with the mean of  $W^1$  and  $M^1$  whence  $R^1 = \frac{1}{2} (W^1 + M^1) = C^1$

We are now in a position to calculate a third set of "normalized" items

$R'' = 100 R/R^1$ ;  $C'' = 100 C/C^1$ ;  $W'' = 100 W/W^1$ ;  $M'' = 100 M/M^1$  in which movements common to industry in general are eliminated, and movements particular to the building industry are left over. For the sake of consistency it is desirable to arrange the figures so that formula is:

$$R'' = 3C'' - (W'' + M'')$$

To work out exactly we should substitute logarithms for the numbers themselves in the three sets of calculations.

Coughlin, J. F. Housing and Slum Clearance in Europe and North America, 85 Richmond Street, West, Toronto, September 10, 1936.

An historical appraisal of the achievements of European countries in the field of housing. The achievements of European countries are recorded in the hope that this would "stir Canadian people to greater activity in overcoming the present shortage of homes of the middle classes."

The study describes how Sweden solved its housing problems and evolved "the best practical solution of the situation in any country in the World" by the use of a housing loan fund. This method permitted the respective resident of the house to contribute 10% of the cost in the form of his own labour. The method was extensively used in Stockholm where preference was given to families with children, those engaged in indoor work, and those having incomes of less than \$1,400.

Particular mention is made of the work of the English co-operative building societies. There is also a discussion of British legislation dealing with housing.

Reasons for slow progress in slum clearance and the provision of housing for low income families in the United States is discussed.

There is a review of the activities of the Government of Canada in the fields of slum clearance and housing. The author suggests the following:

- 1) A broad federal Housing Policy
- 2) Use of Canada's building resources
- 3) Subsidization of Builders
- 4) Location of housing schemes in environs of cities
- 5) Lowering of Assessments on Realty and increase on Personal Property
- 6) Government to take over Slum Clearances as a responsibility
- 7) Amendment of Certain Statutes in order to assist builders
- 8) Circulation of money in order to cure depression in Canada.

Cullingworth, J. B. Housing Needs and Planning Policy, Routledge and Kegan Paul, 1960.

In estimating housing needs Cullingworth identifies three variables:

- 1) Demographic housing needs - population size and structure are among the chief determinants of the numbers and types of households.
- 2) Replacement needs - houses wear out physically and become socially obsolete much sooner than they are demolished and replaced.
- 3) Location needs - although the stock of dwellings may be numerically ample for national needs it may be so distributed geographically as to leave a shortage in places where people want to live and surpluses elsewhere.

Cullingworth analyses household formation and projects future household formation based on census and other official population projections. He recommends that "headship rate" should be used in assessing housing needs and that housing program should aim at procuring a separate dwelling for every household which includes a married man.

Cullingworth also assigns a percentage of housing need to those persons who are not heads of households or who are single persons living alone or groups of individuals living together. Housing need is therefore a combination of the headship rate and the non-family formation rate plus an allowance for replacement.

Dennison, D. V. "The Contribution of Research to Housing Policy" in Essays on Housing, London: Rowntree Trust Housing Study, G. Bell and Sons, Ltd., 1964, pp. 34-38.

This essay comments on the inadequacy of traditional knowledge on changing demands and its critical of planning policies that permit rapid rate of economic growth in certain regions resulting in increasing homelessness. The author comments that the obsolescence of housing cannot be solved once and for all by a clearance program. It grows as living standard rises.

The author urges the government to take an increasingly direct and comprehensive responsibility for the provision of housing.

Dennison, D. V. "What Kind of Houses Do We Need" in Essays on Housing, London: Rowntree Trust Housing Study, G. Bell & Sons, Ltd., 1964, pp. 27-29.

The author argues that the shortage of housing is due to the unequal distribution of wealth and the inadequacy or maldistribution of subsidies. Any increase in the number of houses must cater for old people, the widowed, and the single people of all ages.

Potential Households. Between 2 and 3% of existing members of households intend to leave home and start a separate household. Most of these are young people, 2/3 are under the age of 25, and 1/2 of them give marriage as their reason for leaving home.

Ages and Stages. In the first stage of approximately 20 years duration the individual lives in the parents home. In the second stage - early marriage - couples often live in small and ill-equipped rooms and flats. Third stage when the first child is born, there is a requirement for space, privacy, storage room both indoors and outdoors, in fact a well-equipped home. The final stage - old age grandparents, childless widows, and elderly single men, lead very different lives and need comfort, convenience and warmth. It is at this final stage that housing standards deteriorate sharply.



Single People. People who do not marry and do not pass through the third stage of the sequence have less well-equipped housing than married couples but usually have more space.

The study concludes that "the variety of human needs is not matched by similar variety of housing". The young, the single, and the old take what is left, the conversions, the slums, and the rooms in subdivided old properties. Young families rarely get newer and better equipped housing but do get privacy.

Donnison, D. V. "More Rented Houses Needed", in Essays on Housing, London: Rowntree Trust Housing Study, G. Bell & Sons, Ltd., 1964, pp. 30-33.

The pattern shown by this survey is that young people living with their parents and other young people who have set up on their own, often in very poor housing, are the most determined movers.

The long-term growth of the market for house purchase depends mainly on the birth rate twenty to thirty years earlier, and on the current marriage rate. There is need for an increased output of rented housing for people who cannot buy their own homes. To provide means to enable such people to rent good housing is now one of the most urgent tasks of housing policy.

Duggar, George S. Urban Renewal Objectives and Practices of Local Governments, International Union of Local Authorities, Vol. 78, The Hague, Netherlands: Martinus Nijhoff, Publisher, 9 Lange Voorhout, 1965, 243 pp.

"A world wide comparative survey of the urban renewal objectives and practices of local governments with regard to town and regional planning, economic, social, financial and administrative aspects. It is based on replies to a 108 - point questionnaire from 31 countries in North, Central and South America, Europe, Africa, and Asia. Results are grouped by continents in percentage tables and amplified and discussed in the accompanying commentary".

Miske, W. G. "Housing Needs," Housing Review, Vol. 6, No. 4, July-August 1957.

A quantitative analysis of housing needs based on the biological and social relationships of members of a household to the head of the household. "Potential" households were estimated on this basis. The number of houses required to satisfy the need of potential households less the number of available houses indicates unfulfilled need.

Fraser, J. M. "Planning and Housing at High Densities in Two Crowded Tropical Cities," Town and Country Planning Summer School, p. 104-116.

A study of government participation in the provision of housing for dense population living in the slum areas of Singapore and Hong Kong. Public housing was provided without a direct subsidy but through the granting of loans at 3-4% repayable over a period of 40-60 years. This program was based on the belief that "to deal with the economic problems of tenants rents should be as low as possible and must cover all outgoings and amortizations with provision for regular review to allow for possible increases in maintenance and management costs and the general effects of inflation ..... To introduce any form of subsidy incompatible with the economy is to tread a slippery slope".

Friedman, Elaine. "Social Differences and Their Consequences for Housing the Aged," AJP, Vol. 26, 1960, pp. 119-124.

This study deals with the life patterns of two different groups of older people in Metropolitan Boston. The purpose of the study was to ascertain what aspects of the life of the individual are affected by housing and in what way, how to translate these findings into specific housing requirements and to determine common characteristics in the individuals in the two study groups.

A series of interviews provided information on the relationship of the individual to his family, friends and neighbours, his activity pattern that is, the character, location and frequency of his activities. The purpose of the interview was to determine the importance of each of these factors in the life of the individual and the reason for that importance.

It was found that there was a tendency to live near or convenient to means of transportation, assistance during illness, shopping and church activities. Some individuals preferred to spend time by themselves sewing, listening to the radio, or just sitting. A very small percentage was concerned with activities such cultural and shopping centres, stores, cafeterias, libraries, schools, offices and public gardens.

The amount of room needed by the two groups depended on the amount of contact with others. This being influenced by the people or institutions with whom they sought to continue contact, the location and type of that contact and mobility of the individual. Contact with children did not depend on proximity. Contact with friends depended on frequent casual meetings in neighbourhood ethnic institutions. Thus, the best neighbourhoods appeared to be those which contain a large number of the particular ethnic group to support an institution.

The study did not uncover any common requirements and suggested that groups with different life patterns and different aspects must be given separate consideration.

Gelfand, Jack E. "The Credit Elasticity of Lower-Middle Income Housing Demand," Land Economics, Vol. 42, 1966, pp. 464-72.

Examination of the responsiveness of lower-middle income housing demand to variation in selected mortgage credit terms. The credit terms under investigation include down payment requirements, mortgage maturity periods, and rates of interest. The study analyses 1,500 interviews conducted in the cities of Philadelphia, Pittsburgh, and Harrisburg.

Illing, Wolfgang M. Housing Demand to 1970 - Staff Study No. 4, Prepared for Economic Council of Canada, 1964.

The study examines the possible level of housing construction under conditions of potential output for 1970.

It emphasizes the need for new construction to increase housing stock in relation to expanding population and to maintain housing stock as a consequence of loss of dwellings for various reasons.

Housing construction should respond to needs resulting from increased family formation, higher levels of income, improvements in security, and the ability of the individual to purchase or rent separate accommodation. The study emphasizes the effect of the "non-family" household as the source of housing demand.

The study comments on the demand for different types of housing construction, that is single family, multiple family, etc.

The study is based on two general assumptions. First that there will be a rising level of income and employment consistent with the achievement of the potential output of the Canadian economy and the government policies particularly those concerned with mortgage regulations will remain generally conducive to new residential construction.

Lang, Reginald Stephen. An Analysis of Housing Needs of the Greater Winnipeg Area, an unpublished M.Sc. thesis submitted to the University of Manitoba, April 1963.

This thesis indicated housing need on the basis on an analysis of population characteristics including distribution and income, an analysis of housing stock, the basis of accommodation provided and an analysis of the relationship between population and housing in order to ascertain whether there was a need or a surplus.

The thesis is based on published D.B.S. statistics.

Commenting on mobility the author states "mobility is the mechanism by which a family's housing is brought into adjustment with its housing need". An examination of existing housing stock indicated dwellings that are beyond repair, dwellings that are crowded. The author comments that these "are indications of an urgent physical housing need that demands immediate attention".

MacDonald, Gordon D. and Rosalind Tough. "New York City: Changing Social Values and the New Housing," Land Economics, Vol. 39, 1963, pp. 157-165.

The purpose of the study was to find the impact of changing social values in terms of amount and types of new housing construction in New York and to ascertain if the city's needs for standard housing and for neighbourhood

renewal are being met. The authors' comment on some social and economic aspects of urban renewal, government subsidies, rehabilitation and neighbourhood conservation. The article concludes with a qualitative comment on changing social values and future housing needs.

Marsh, Leonard C. "The Economics of Low-Rent Housing," Canadian Journal of Economics and Political Science, Vol. 15, No. 1, February 1949, pp. 14-33.

An analytical framework for assessing housing need based on population growth, the need to overcome "back-log" and to reduce overcrowding and eliminate slums. An integrated approach to all types of housing needs is advocated.

Martin, Preston. "Aggregate Housing Demand: Test Model, Southern California," Land Economics, Vol. 42, 1966, pp. 503-513.

The author uses the Los Angeles-Long Beach Standard Metropolitan Area and constructs a model for forecasting the structure of housing demand over a specific period, in this case 1965-70. Census data for 1960 is applied to the model.

McCallum, David Livingston. A Case Study of the Cost of Governmental Activities in Single-Family Residential Areas of Different Densities, M.R.P. Thesis, University of North Carolina, 1956.

The development of a method for analysing costs of governmental activities in residential areas and the application of the method in a case study which illustrates the variations in cost brought about by variations in design density and degree of development of single family residential areas.

Melnik, Constatin. The House without Windows, Evanston, Illinois: Row, Peterson, 1958.

Includes a useful bibliography on housing.

Merriweather, C. R. An Investigation of the Housing Problems of the Aged as Related to Urban Planning, M.A. Thesis, University Washington, 1958.

This thesis examined the origin and size of the housing problems of the aged and comments on how existing housing legislation policy affects the aged. It includes a case study using urban renewal as a means of solving the principal housing needs of the aged.

Metropolitan Winnipeg Planning Division. Metropolitan Urban Renewal Study, Final Report, July 1967.

An examination of the physical, social and economic characteristics of Metropolitan Winnipeg to serve as a basis for definition of the areas requiring redevelopment, rehabilitation and conservation. This study also attempts to measure present and future housing need in Metropolitan Winnipeg and to establish a workable program for meeting housing needs within a reasonable period of time.

The estimate of housing need uses published D.B.S. data and population and housing -- from the Corporation's own records for the period 1961-66.

Ministry of Housing and Local Government. The South-East Study 1961-81. London: Her Majesty's Stationery Office, 1964.

Chapter 6 of this study deals with housing need. It provides a brief history of housing and population growth in the London region; it comments on how housing needs can be met and provides calculations of housing need and housing capacity.

Commenting on the new household formation study indicates that over a 10 year period the average size of household reduced from 3.02 persons to 2.85. The study also estimates additional housing capacity that could be generated by the development of remaining vacant land by private redevelopment of low density areas, by the subdivision of dwellings, and by general redevelopment.

Musil, Kiri. Housing Needs and Policy in Great Britain and Czechoslovakia, University of Glasgow Social and Economic Studies Research Paper No. 2, London: Oliver and Boyd, 1966.

A useful and detailed comparative study of methods used for estimating housing need in two industrial countries with different economic and social systems. This book contains an examination and evaluation of housing policies of the two governments in relation to social and economic changes.

The book describes methods for examining both qualitative and quantitative aspects of housing needs.

It analyses the social factors affecting housing needs under the following headings:

- a) Changes in the structure of settlements.
- b) Evolution of family as a social institution.
- c) Development of the structure of the household.
- d) Changes in the method of work, consequences of longer leisure time, higher standard of living.
- e) Development of communal services.
- f) Privacy for the family and its members.
- g) Social contacts within neighbourhood.
- h) Space.

A series of models for estimating housing needs in Czechoslovakia are developed.

Pages 95 to 126 deal with the estimation of housing needs in Great Britain and identifies three periods of housing research between 1956 and 1968. The author comments on the work of others including Alexander Block and J. B. Cullingworth. Mention is made of Cullingworth's use of "headship rates" in estimating housing needs.

The author comments that the third phase of housing research in Great Britain which started in 1957 was concerned with the estimation of housing need based on the relationship between a "normative" or objective assessment of housing needs and effective demand for housing.

Needleman, Lionel. The Economics of Housing, London: Staples Press, 1965, pp. 18-19.

Reference to this publication has already been made in the early part of the study of which this bibliography forms the appendix. It is one of the most useful references discovered during the research of bibliography.

Nevitt, Della Adam. "Tax Relief Housing Subsidy," in Essays on Housing. London: Rowntree Trust Housing Study, G. Bell & Sons, Ltd, 1964.

An examination of the use of housing subsidies in Great Britain to assist persons of average income to rent or buy new houses and apartments.

Ontario Association of Housing Authorities. Good Housing for Canadians, 1964, pp. 57-102.

This study is the most comprehensive and detailed examination of Canadian housing problems that has been published to date. It also contains a discussion of housing programs and policies in other countries for comparative purposes.

The authors of the study define ten components of housing which interact to modify and determine the total housing need. These are as follows:

- 1) Net family formation.
- 2) Net increase in non-family formation.
- 3) Reduction of doubling-up.
- 4) Reduction of overcrowding.
- 5) Reduction of substandard units.
- 6) Depreciation of existing housing stock.
- 7) Losses of satisfactory units.
- 8) Population movement.
- 9) Allowance for vacancies.
- 10) Rising standard of living.

Following a quantitative analysis of the Canadian and Ontario housing situation 1951-61 the study provides a quantitative forecast of housing needs from 1961-80.

"The approach to housing in Canada should be comprehensive treating problems of age, income and circumstances as a unified approach not as unrelated systems of public and private housing activity and of governmental departmentalization, irrational inderivation and zealously guarded. An ideal rather than a number is the final and only defenseful conclusion of housing need appraisal."



Ontario Department of Municipal Affairs, Community Planning Branch. A Better Place to Live, June 1962.

This report is a detailed examination of housing in Ontario and in Canada. Its purpose is document general findings rather than to support specific recommendations for action. The report is arranged in four parts:

- 1) Dealing with the general standard of housing in Canada up to 1962.
- 2) An historical review of housing in Canada and the United States and United Kingdom.
- 3) Guidelines for programs of housing conservation. This part deals with questions of organization, administration, community planning and costs.
- 4) Contains the draft of a model housing standards by-law and suggested provincial enabling legislation.

Reference is made to the work of a committee under the chairmanship of Dr. C. E. A. Winslow dealing with the health aspects of housing. This committee commented that there is a need for more than a numerical assessment of housing need. This committee identified four components of need as follows:

- 1) Fundamental Physiological Needs.
- 2) Fundamental Psychological Needs.
- 3) Protection against Contagion.
- 4) Protection against Accidents.

The report contains a quantitative forecast of housing requirements.

The major findings of this study are as follows:

1. Programs of dwelling conservation should be conceived and administered with the other community development programs. Emphasis is needed on long-range community planning for dwelling conservation programs.
2. Rehabilitation is different from conservation -- rehabilitation is the raising of standards through physical environment, conservation is maintaining these standards on a long-range basis.

3. Factors entering into a dwelling conservation program: - adequate planning, integrated administration, trained staff, money to repair, and willingness to recognize a standard by owners. Major factor is assessment and taxation.
4. Money should come from two sources i) public money, ii) private funds.
5. Minimum standard of occupancy and maintenance should apply to dwellings in rooming houses as well as to other dwellings.
6. Co-ordination of inspection and enforcement policies is deemed essential.
7. Local conditions can affect the details contained in the by-law.

P.E.P. "How Many Houses," Planning, Vol. 21, No. 386, 3rd October 1955.

Housing need based on estimation of 'potential' or 'hidden' households balanced with existing houses.

Powers, Mary G. "Age and Space Aspects of City and Suburban Housing," Land Economics, Vol. 40, 1964, pp. 181-87.

This paper is an analysis of census data, it is concerned with the age and type of housing in suburbs and central city. It concentrates on the family income, age of houses, and the location of the houses in a metropolitan area. Thus, this is an empirical insight into the housing structure in a metropolitan area, made apparent by using census data.

Project Planning Associates, Ltd., Ontario, The Manitoba Housing Study: An Evaluation of Housing and Urban Renewal Requirements in 20 Urban Centres in Manitoba for the Period 1962-1972, July 1963.

The aim of this study was to evaluate urban renewal and housing requirements in the Province of Manitoba in general and in the larger cities and towns in particular. It is based on an analysis of census data for 1956 and 1961. Its forecasts of population growth are based on those made by the committee on Manitoba's economic future.

Rose, Albert. "An Experimental Study of Local Housing Conditions and Needs," A Study Undertaken by the School of Social Work, University of Toronto for C.M.H.C., 1955, p. 44.

The author describes the components of need as "related to accepted neighbourhood standards for urban redevelopment as related to substandard structures in non-blighted areas as related to inadequate dwelling units within otherwise satisfactory structures as related to the imbalance or poor fit of the family household to the dwelling unit and as related to the basic fundamental dissatisfaction of the household with the neighbourhood and its amenities or with other criteria just mentioned." The essentials necessary in considering housing need are summarized by the author as follows: (page 130)

- A. Fundamental Physiological Needs:  
Proper temperature, pure air, adequate natural and artificial light, quiet, adequate space for play and outdoor living.
- B. Fundamental Psychological Needs:  
Adequate privacy, opportunities for normal family and community life, ease of household operation, maintenance of cleanliness, aesthetic satisfaction.
- C. Protection Against Contagion:  
Pure water supply, toilet facilities, inferior sanitation, exclusive of vermin, food storage facilities, sufficient sleeping space.
- D. Protection Against Accidents:  
Sound construction, fire protection, protection against electrical defects and gas poisonings, injuries in the home, traffic hazards.

These show that the problems of housing are complex and dynamic.

Rose, Albert. "Regents Park," A Study in Slum Clearance, Toronto: University of Toronto Press, 1958.

This is a study of the factors underlying the definition of a redevelopment area and concludes that there is a lack of consideration of certain essentials in a typical redevelopment study.

Rowntree Trust Housing Study: Essays on Housing, York House, Portugal Street, London: G. Bell & Sons, Ltd., No. 9, 1964.

A collection of ten essays on the most urgent housing problems in Great Britain contains essays on a survey of private household in England carried out in 1958 and analysis of the private landlord, his property and his tenants in a central London borough and in a Lancashire town. An analysis of the housing situation based on a survey carried out in 1962 also contains essays on the operation of the housing market and the role of research in the formation of housing policy. Final essays in the collection are an analysis of the movement of households based on survey in 1958 and comments on the future development of a housing program and its implications for architects.

Schroeder, Markentin. The Future of Housing in Bangor. M.S. Thesis, Columbia University, 1955.

An analysis of existing housing conditions and needs in Bangor. The thesis contains proposed housing code for the city.

Simon, E. D. The Anti-Slum Campaign, London, 1933.

Estimates of housing shortage in England in 1931 based on existing housing stock and a forecast of the increase in the number of families from 1931 to 1941.

Smolensky, Eugene. "Public Housing or Income Supplements - The Economics of Housing for the Poor," AIP, Vol. XXXIV, No. 2, March 1968, pp. 94-101.

This paper deals with issues arising from public housing and quantifies the subsidy in public housing. The author discusses three ways in which to reduce the number of families living in sub-standard housing and to induce them to leave their sub-standard housing voluntarily.

1. The construction of some dwelling units which would be available based on the application of a variety of criteria including willingness and ability to pay.
2. Cash grants to be used in any way the recipient chooses on the assumption that at least some of the grant would be used for improved housing.

3. To provide families with income supplements, conditional that this is used only for rent.

The paper also includes models for use in identifying the element of subsidy in public housing.

Solow, A. Antole. "Housing in Latin America," Town Planning Review, Vol. 38, No. 2, July 1967, pp. 83-102.

The author describes three components of housing need.

1. To eliminate the existing deficit over a determined period of years, the deficit being measured in terms of the total number of dwellings considered sub-standard or unfit for habitation and the number of dwellings considered to be over-crowded.
2. Estimate of the annual replacement rate due to natural deterioration, and destruction by disasters.
3. Number of dwelling units needed to house new families resulting from increase in population.

The author comments "measurements of housing quality and the adequacy or inadequacy of present housing conditions depend on the types of standard which are applied and the levels which are set. This is a complex question involving value judgements as to what is not adequate". The author also comments on the criteria suggested by the United Nations for determining and assessing housing policy since "as far as housing was concerned there are no suitable indicators available to permit international comparisons of conditions". The U. N. criteria for assessing housing conditions include:

1. Percentage of population in housing units classified as "unimproved" and "not intended for habitation".
2. Average number of persons per room.
3. Percentage of occupied dwellings with more than a given number of persons per room (usually three persons).
4. Percentage of occupied dwellings with piped water and/or with flush toilet.

Stone, P. A. "Urban Development and Cost Production," Town Planning Review, Vol. 30, 1960, pp. 207-229.

This essay deals with the cost benefit aspects of urban development projects. It describes a development project as complex affecting not only the users of the area or project concerned but the surrounding area and subsequent development. It attempts to appraise the cost and benefits of projects including both the tangible and the intangible factors.

"The Next Thirty Years - Canada," Urban Land, Vol. 26, No. 8, September 1967, pp. 3-23.

This issue of the Urban Land Journal contains three articles:

1. Canada and the Next Thirty Years - by Allan J. MacEachern. This is a general discussion of the next thirty years.
2. Canadian Development in the Next Thirty Years - by A. Lloyd Caldwell. This is also a general article. It suggests that private enterprise will play a more significant role in the field of housing and will participate with government in the field of public housing.
3. Western Canada and the Future - by W. E. Graham. This is a general paper dealing with Manitoba, Saskatchewan, Alberta and British Columbia. "In fifty years time the average family may have an annual income of \$15,000 and ten years of work may yield the equivalent of a normal life time's work in today's terms."

Thomas, C. J. "The Census: And the Estimation of Housing Need and Housing Progress," TPR, Vol. 28, 1957-58, pp. 131-44.

This paper is particularly interesting as the first part contains a discussion of evolution of terms used in housing studies. It illustrates the close relationship between British and Canadian terminology. The author emphasizes the potential housing need indicated by the number of "composite households". That is, households containing more than one family nucleus. He also prepares a forecast based on the assumption that all of the family nuclei in composite households would, should, be provided with separate accommodation.

The author develops an "index of housing provision" as follows: assuming a desirable vacancy rate of 3% then index of housing provision equals:

$$\frac{0.97 \times \text{stock of dwellings} \times 100}{\text{number of households}}$$

Wehrly, Max S. "The Evolution of the House Trailer - a Promising Approach to Low Cost Housing," Urban Land, Vol. 26, No. 3, March 1967, pp. 3-11.

This essay examines the possibility of the use of mobile homes as an approach to low cost housing.

Wendt, F. Paul. Housing Policy - the Search for Solutions. A Comparison of United Kingdom, Sweden, West Germany and the United States since World War II, University of California Press, Berkeley and Los Angeles, 1963.

A review of post-war national housing programs and policies in the United Kingdom, Sweden, West Germany and the U. S. A. Although the author makes no detailed analysis of housing, need he indicated that consideration should be given to:

1. rate of household formation
2. rate at which families once living together move into separate living quarters
3. effects of migrational movements and the age composition of those involved.

It should be noticed that this approach is similar to the "headship rate" approach used by a number of U. K. researchers.

Wendt, Paul F. and Eric Carlson. "Spain's Housing Policy: An Evaluation of the National Housing Plan, 1961-76," Land Economics, Vol. 39, 1963, pp. 55-80.

A detailed examination of housing policies in Spain. The authors conclude that public investment in housing should be decreased or attention should be given to mean to implementing an expanded role for private enterprise. The author's recommend:

1. Rent and sales controls for housing in Spain should be ceased.
2. A central mortgage system should be established to make private investment in housing more feasible and safer.
3. Government activity should be limited to low income housing.

4. Private or semi-private agencies should be encouraged to increase the flow of savings into residential loans.
5. Direct state investment in housing should be stopped.
6. Public programs for land acquisition, public works and public facilities should be increased.
7. Organization of special programs for rural housing.

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"Long savings in the city's growth; the problem of long savings in urban growth. - the flow and stock of dwellings units. - the growth of population. - families, housing requirements and the supply of dwellings. - shared accommodation - the doubling up of families. - some qualitative aspects of dwellings in Saskatoon. - the distribution of income. - change in income and in cost of construction in the post war. - N.H.A. building in Saskatoon. - an economic case for municipal initiation of rental housing projects."

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